

AGENDA

Town of Ludlow Planning Board

Meeting of January 25, 2024

Time: 6:45 p.m.

Ludlow Town Hall – Selectmen’s Conference Room

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Appointments:

- 6:45 – ANR – Alyse Enderle - 164 & 0 Lyon Street (Assessors’ Map 24, Parcels 39A & 39B)
(Combine existing parcels A & B into new parcel F as shown on plan.)
- 6:50 – Armand Deslauriers - Extension of Development Agreement (Hundred Acre Wood Phase III)
Release of Covenant – Lot 69 Hundred Acre Wood Phase III
- 7:00 – PUBLIC HEARING – Special Permit/Estate Lot – Craig Authier - 0 Kendall Street
(Assessors’ Map 11B, Parcel 100) (estate lot)
- 7:10 – PUBLIC HEARING – Special Permit/Home Occupation – Mehmet Siperoglu -140 Paulding Road
(Assessors’ Map 17D, Parcel 93) (home office for limo/transportation business)
- 7:20 – Board of Selectmen/Town Administrator – Discussion – 63 Chestnut Street & 54 Winsor Street
(*Mail item #02 included*)
- 7:50 – PUBLIC HEARING – Site Plan – Boomerang Realty, LLC c/o Mr. Scott George -190 Moody Street
(Assessors’ Map 3, Parcel 98) (reuse existing building for moving business and warehousing with associated site improvements to include striping and handicap improvements to the western parking lot)
- 8:10 – RESCHEDULED PUBLIC HEARING – Waiver of Frontage – David Beauregard – 601 Center Street
(Assessors’ Map 16B, Parcel 96) (Divide an existing parcel into two new lots, each containing an existing residential structure, as per submitted plans. Lot 11-2 will require a waiver of frontage from 140 feet to 93.90 feet, and Lot 11-1 will require a waiver of frontage from 140 feet to 12.50 feet.)
ANR – David Beauregard – 601 Center Street (Assessors’ Map 16B, Parcel 96)
(Separate existing parcel with two structures into two separate lots.)
- 8:25 – RESCHEDULED PUBLIC HEARING – Site Plan – Marco Vieira (V & V Properties LLC) –
20-56 East Street (Assessors’ Map 13C, Parcel 58) (update site plan for gym and café)
- 8:45 – RESCHEDULED PUBLIC HEARING – Site Plan – PREM, LLC – 21 Harding Avenue
(Assessors’ Map 12C, Parcel 70) (approval for an all-alcohol package store)
(*Request to withdraw site plan application, from Joshua Y. Levine, Esq.*)

Discussion:

- Center Street Overlay District
- Annual Town Report
- Battery Storage Bylaw
- Housing Production Plan

Mail Items:

- 02. Memo from Marc Strange, Town Administrator re: 63 Chestnut Street and 54 Winsor Street Zoning (included in 7:20 appointment)
- 03. Legal Notice – Zoning Board of Appeals – 696 Center Street (Assessors’ Map 17D, Parcel 33)
- 04. Legal Notice – Conservation Commission – 40 Westover Road (Assessors’ Map 3, Parcel 110)
- 05. Pioneer Valley Planning Commission (PVPC) 2025-2029 Transportation Improvement Program (TIP)
- 06. Legal Notice – Conservation Commission – 0 Sportsmen’s Road (Assessors’ Map 26, Parcel 1A)

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Consent Agenda:

The following items will be adopted by unanimous consent upon announcement by the Chairman unless a board member objects at that time. Any member may also request that an item be removed from the consent agenda for separate consideration. (Circulate documents for signatures)

- ◆ FILE Mail Item 01. - Legal Notices from surrounding communities
- ◆ APPROVE/SIGN Minutes of December 14, 2023 & January 11, 2024
- ◆ APPROVE Change of Occupancies:
 - Yordanys Kelly Vanderhorst (Details Cars1 Collision) – 37 Letourneau Lane #3 (change of ownership – existing body shop)
 - Jared Duff (Compass) – 40 East Street (from rehab facility to home remodeling showroom)
 - Awais Kamran Mir (USave Food Store LLC) – 546 Center Street (change of ownership – existing convenience store) (see letter from Leslie Ward, Building Commissioner)
- ◆ SIGN Special Permit:
 - Taylor Trask – 732 Fuller Street (cottage bakery)

All applicable paperwork is on file at the Planning Board Office during regular working hours. Not all topics listed in this notice may actually be reached for discussion. In addition, the topics listed are those which the Chairman reasonably expects will be discussed as of the date of this notice.